

# \$669,900 - 419 Cimarron Boulevard, Okotoks

MLS® #A2212816

**\$669,900**

3 Bedroom, 3.00 Bathroom, 2,139 sqft

Residential on 0.09 Acres

Cimarron, Okotoks, Alberta

Step into timeless elegance and modern convenience at this impeccably maintained Cedarglen home. From the spacious foyer, you're welcomed into a thoughtfully designed main level featuring a private office with French doors, a stylish powder room, and a functional laundry/mudroom with a walk-through pantry. The heart of the home is the stunning open-concept kitchen, dining, and living area, where full-height Maple custom cabinetry, a large island with sink, stainless steel appliances, and an abundance of natural light create a space perfect for both entertaining and daily living.

Wall-to-wall windows frame the bright dining area and cozy living room with a beautiful gas fireplace, while sliding doors lead to the sun-drenched South-facing deck and beautifully landscaped backyard. Upstairs, a big bonus room offers endless flexibility—ideal for movie nights or work-from-home zones. Two spacious bedrooms and a well-appointed 4-piece bath complement the luxurious primary suite, featuring a spa-like ensuite with soaking tub, separate shower, and walk-in closet with window. Also has a back alley access to your back yard perfect for RV parking or for future development potential. With an open concept, unfinished basement ready for your vision, this home blends luxury, comfort, and long-term value effortlessly. Additional highlights include newer Furnace (2022) and Air Conditioning(2022) and Hot Water



Tank(2021).

Built in 2008

### Essential Information

MLS® #	A2212816
Price	\$669,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,139
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	419 Cimarron Boulevard
Subdivision	Cimarron
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0A9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	April 28th, 2025
Days on Market	49
Zoning	TN

## Listing Details

Listing Office	CIR Realty
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